

Calgary



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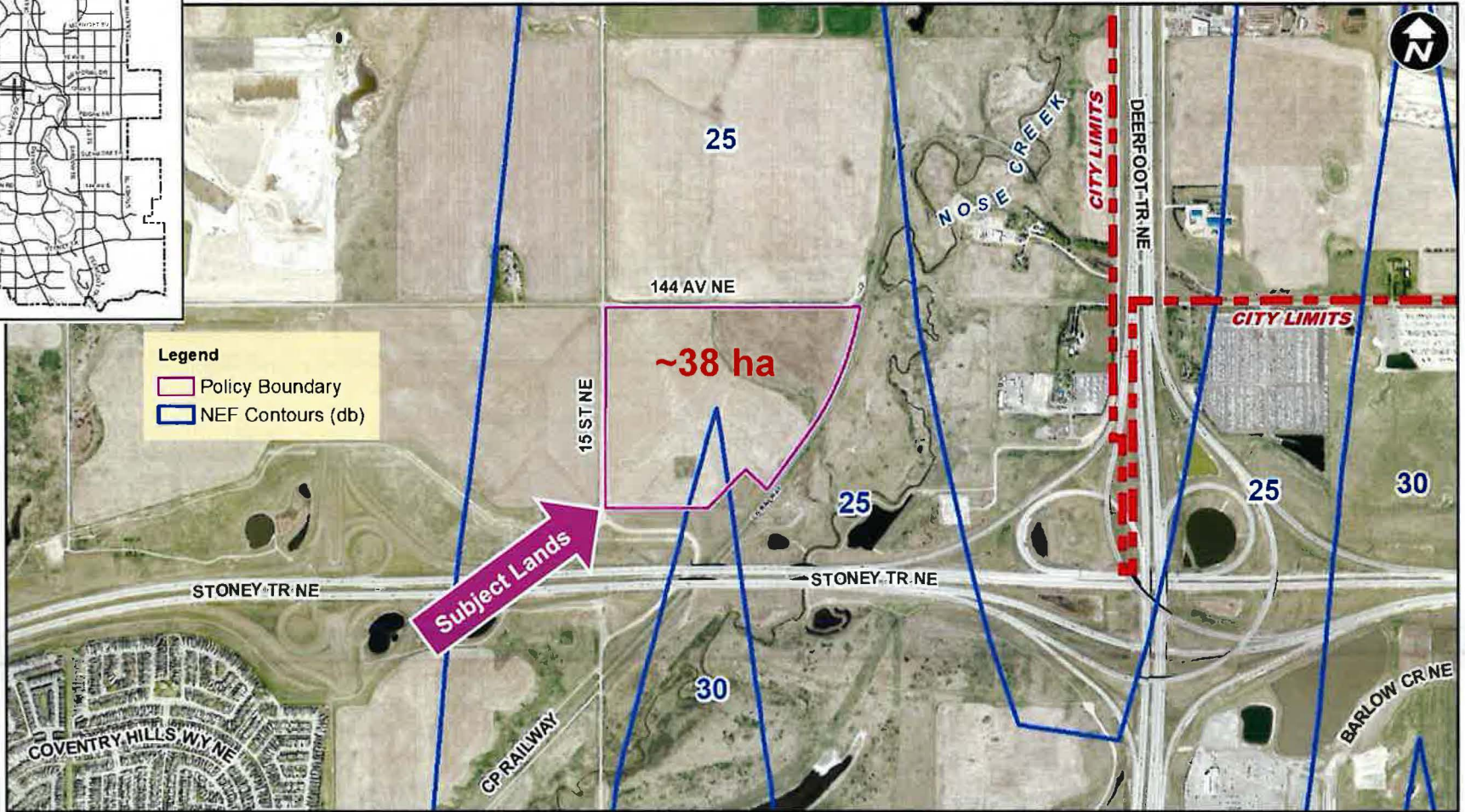
Policy Amendments in Keystone Hills (Ward 3) IP2022-0340

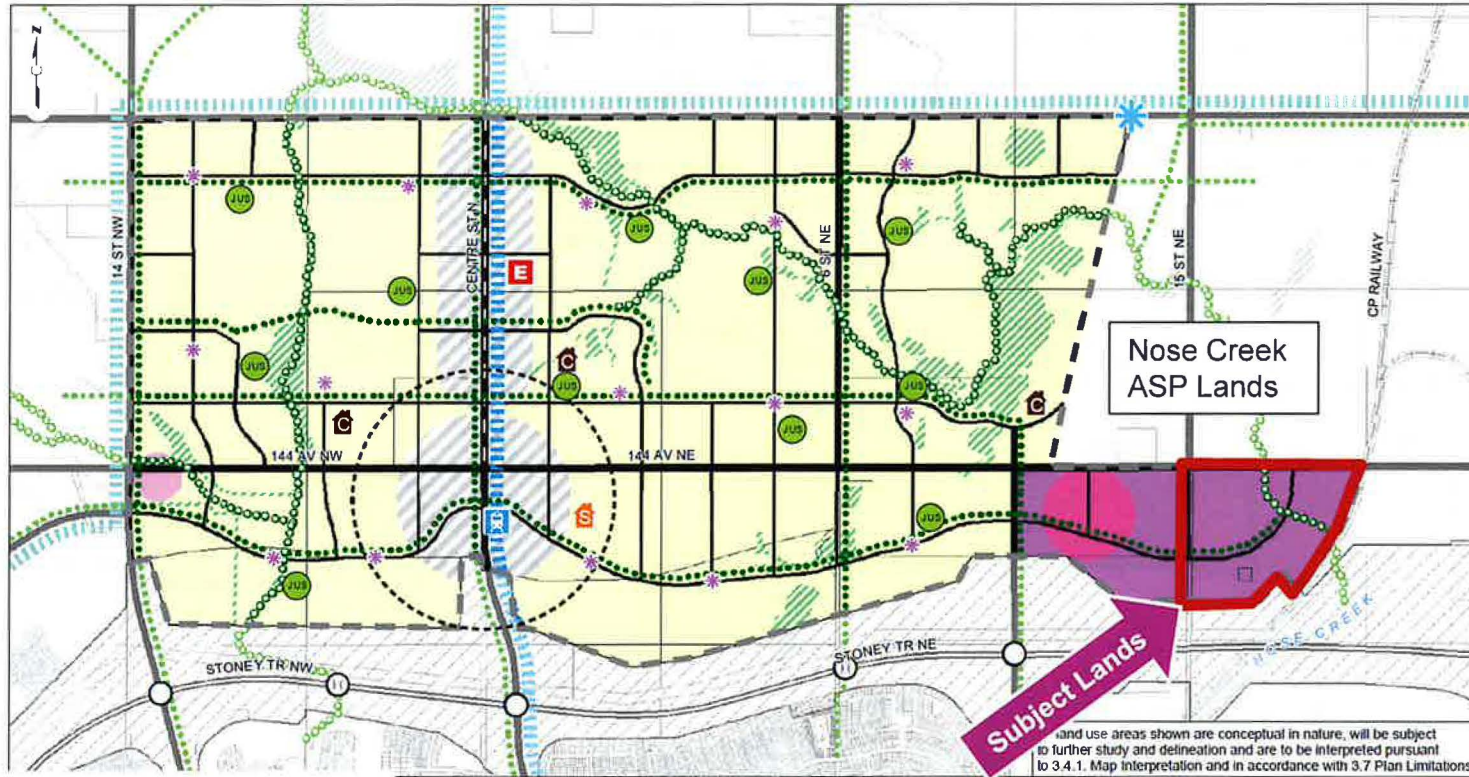
Public Hearing of Council
May 10, 2022



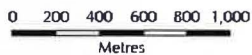
Location Maps

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 MAY 10 2022
 ITEM: 8.2.1 IP2022-0340
Dredge Station
 CITY CLERK'S DEPARTMENT





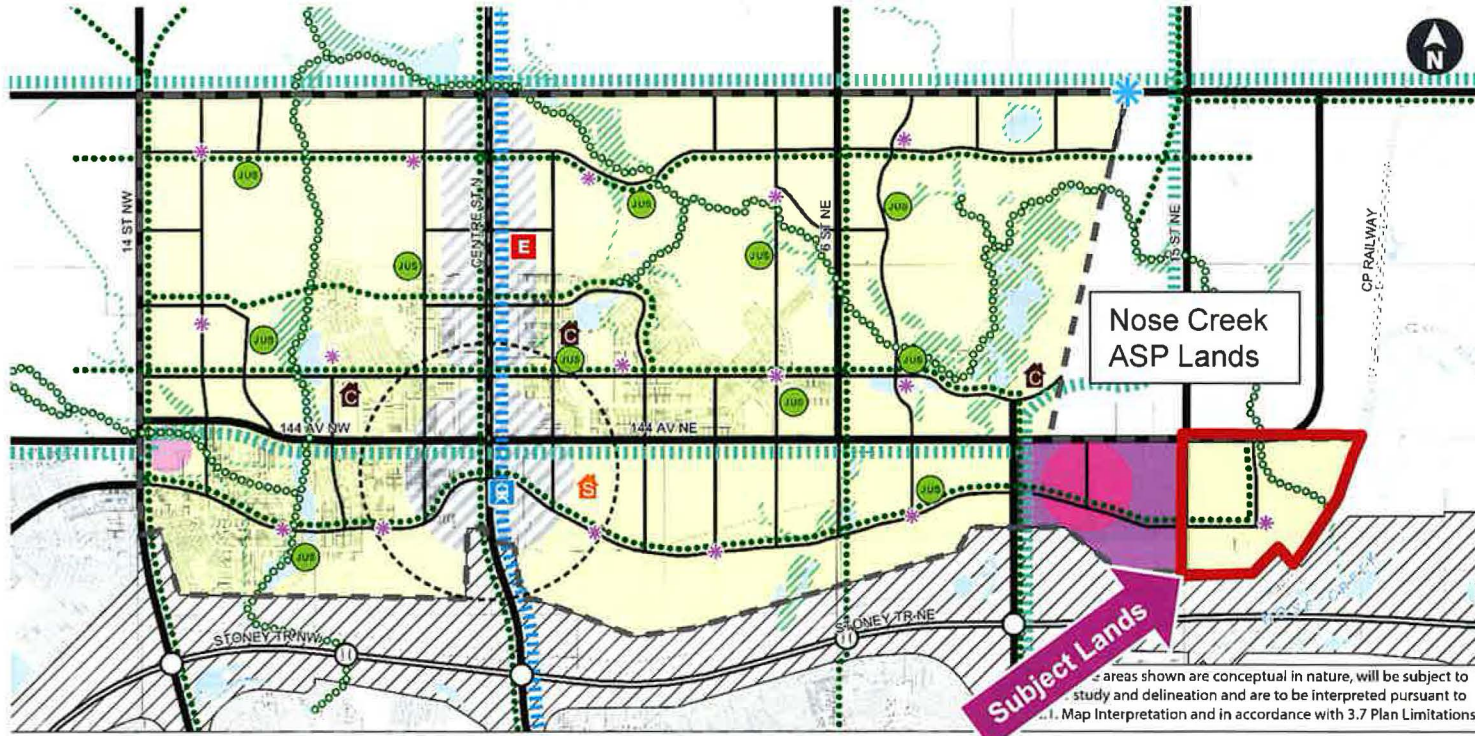
Map 5
Land Use Concept



APPROVED: 15P2012

Legend

- | | | |
|---|-------------------------------|-----------------------------|
| Transportation/Utility Corridor | Emergency Response Station | Skeletal Road |
| Plan Area Boundary | Community Activity Centre | Arterial Street |
| Neighbourhood Area | Neighbourhood Activity Centre | Urban Boulevard |
| Special Study Area (Major Activity Centre & Urban Corridor) | High School | Primary Collector/Collector |
| Regional Retail Centre | Joint Use Site | Full Interchange |
| Community Retail Centre | Community Centre | Pedestrian Overpass |
| Industrial/ Employment Area | Green Corridor | BRT Route |
| Environmental Open Space Study Area | Regional Pathway | LRT Alignment |
| Transit Station Planning Area | | LRT Station |



Map 5

Land Use Concept

Legend

- | | | |
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| Transportation/Utility Corridor | Transit Station Planning Area | Arterial Street |
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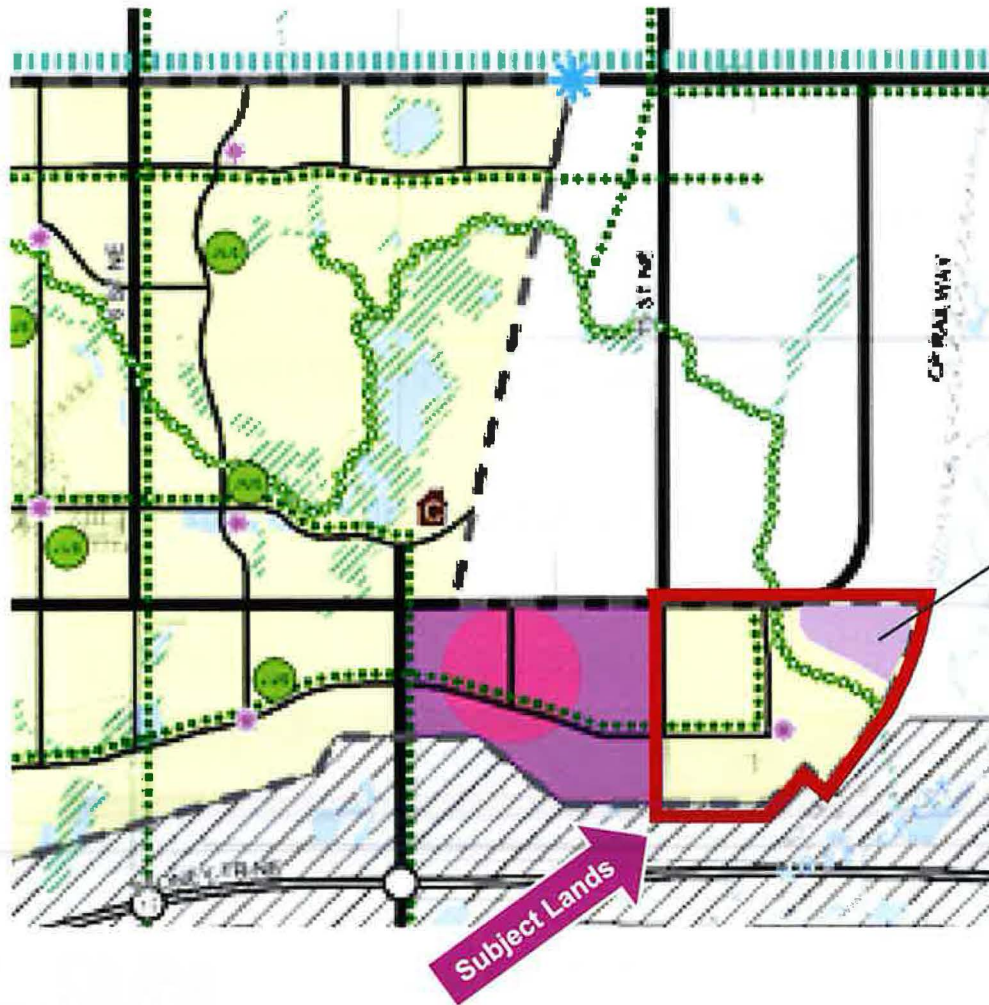
0 250 500 750 1,000
Metres

These areas shown are conceptual in nature, will be subject to study and delineation and are to be interpreted pursuant to the City of Calgary's Map Interpretation and in accordance with 3.7 Plan Limitations.



Stakeholders	Comments
Calgary Board of Education	Opposition
Calgary Catholic School District	Opposition
Federation of Calgary Communities	Opposition
Calgary Planning Commission (closed session)	Opposition
Adjacent Owners	No comments

Proposed Keystone Hills ASP (revised proposal, 2022 March 2*)



Flexible Employment/
Residential area

*Administration has not
comprehensively reviewed this
flexible land use approach.



Administration recommended refusal as this proposal:

1. runs counter to protecting industrial land supply;
2. reduces planned employment opportunities;
3. may create land use conflicts;
4. does not plan for a school site;
5. is premature; and
6. does not align with the *MDP's* objective and policies.

Recommendation of the Infrastructure and Planning Committee, 2022 March 31

That Council:

1. Refuse the **Proposed Bylaw 28P2022** for the amendments to the Municipal Development Plan (Attachment 3);
2. Refuse the **Proposed Bylaw 29P2022** for the amendments to the Keystone Hills Area Structure Plan (Attachment 4);
3. Direct Administration to prepare a flexible land use policy approach that will provide a framework allowing both employment and residential land uses for the subject lands in a comprehensively-planned manner and report back to Council through Calgary Planning Commission with a concurrent recommendation for both a policy amendment, if required and the related outline plan and land use amendment application (LOC2021-0184). This flexible policy approach should consider:



Recommendation of the Infrastructure and Planning Committee, 2022 March 31

- a. providing appropriate mix of employment, residential and other complementary uses that maintains the employee-intensive industrial development vision for the subject lands;
- b. providing appropriate transition from residential to non-residential uses;
- c. alignment with the Citywide Growth Strategy: Industrial recommendations including the Industrial Action Plan;
- d. engaging the school boards and other stakeholders to plan for a complete community and explore any school sites, open spaces, and/or community services future residents/users may require;
- e. providing transportation and transit infrastructure and utility servicing that balances needs of both employment and residential land uses;
- f. incorporating community design best practices such as designing for active transportation modes and safety, block-based and connected mobility network, and street-oriented and transit-supportive development; and
- g. enabling development that addresses objectives of the Climate Resilience Strategy.

Calgary



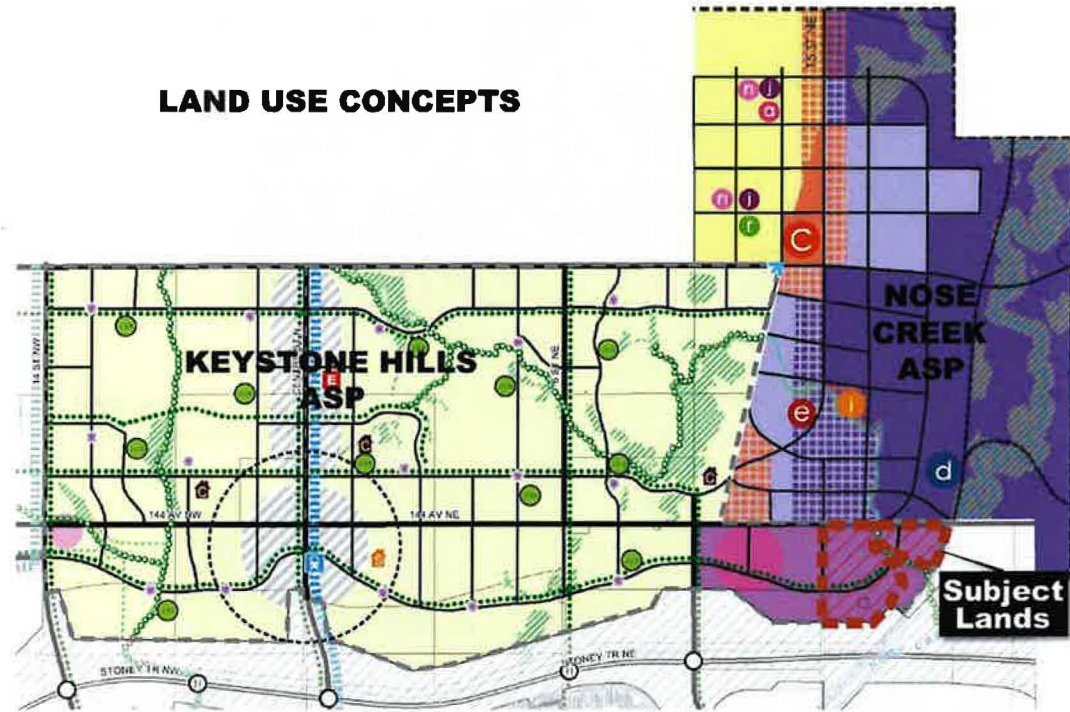
Supplementary Slides

10



Consolidated Keystone Hills and Nose Creek Area Structure Plans

LAND USE CONCEPTS



KEYSTONE LAND USES

- Transportation/Utility Corridor
- Plan Area Boundary
- Neighbourhood Area
- Special Study Area (Major Activity Centre & Urban Corridor)
- Regional Retail Centre
- Community Retail Centre
- Industrial/ Employment Area
- Environmental Open Space Study Area
- Transit Station Planning Area

NOSE CREEK LAND USES

- Residential
- Commercial
- Employee-Intens
- Industrial
- Residential and Commercial
- Employee-Intensive and Commercial
- Industrial and Commercial
- Employee-Intensive and Industrial

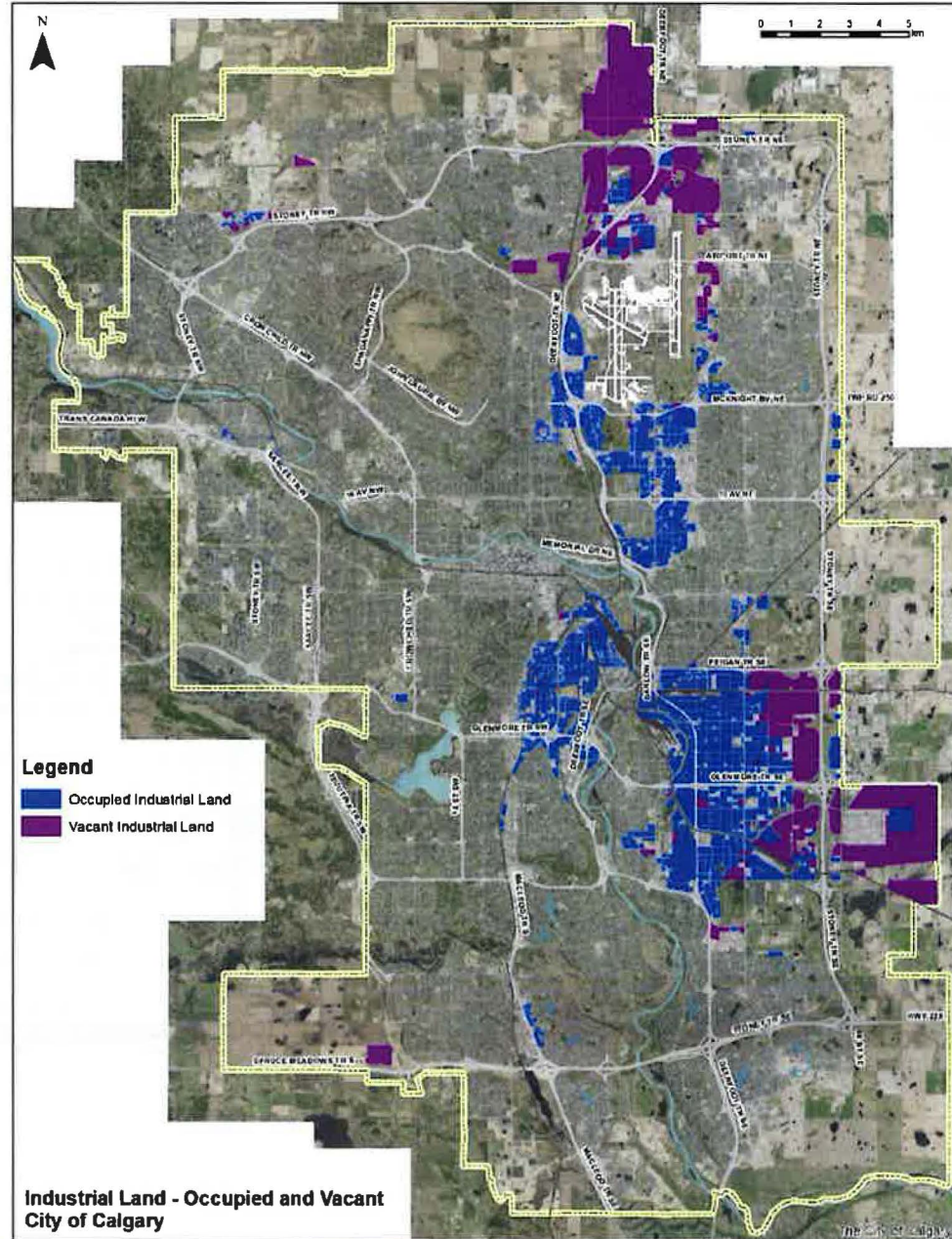


NTS



Industrial Land – Occupied and Vacant

Source: 2021 Industrial
Growth Strategy
Consulting Report





Actions	Next Milestone Date	Anticipated End Date	Accountable Business Unit	Lead Senior Management Role
A. Development Enabling Regulatory Improvements				
1. <i>Streamlining Land Use Bylaw Industrial Districts (Industry priority): Prioritize the review and update of industrial districts (Part 8) of the Land Use Bylaw</i>	Q2 2021	Q2 2022	Legislation & Land Use Bylaw	GM PD (Stuart Dalgleish)
2. <i>Update and strengthen industrial policies in the Municipal Development Plan to reinforce that industrial uses be the primary use within industrial areas</i>	Q1 2022	Q4 2022	City Wide Policy	
3. <i>Characterize and identify the importance of industrial development to internal and external stakeholders during policy exercises that impact industrial areas such as Airport Vicinity Protection Area (AVPA) related projects, and local area plans in support of Action A.1, A.2, and B.1.</i>	Q3 2021	Q2 2022	Growth Strategy	
4. <i>Monitor industrial indicators to determine if industrial growth has been enabled and competitiveness increased. Indicators include, but are not limited to, industrial land absorption, available land supply, regional growth share, and economic diversification indices.</i>	February 2022	Ongoing	Growth Strategy with support from Geodemographics	
B. Public Realm, Infrastructure and Servicing Investments				
1. <i>Identify and prioritize investments that enable growth and enhance regional goods movement as part of budget preparation and adjustments. Ensure investments that benefit industrial are considered as part of the 2023-2026 service plan and budget cycle, including as priorities are set early in</i>	February 2022	Q4 2022	Growth Strategy, Transportation & Water Resources	GM PD (Stuart Dalgleish) GM CFOD (Carla Male)



2022 Industrial Action Plan (continued)

the year, progressing to when final decisions are made in November 2022.				
C. Cost				
1. <i>Property Taxes (Industry priority): Identify and evaluate solutions for improving the competitiveness of Calgary's non-residential tax rate for the industrial sector.</i> <i>Align with other City of Calgary growth and business friendly initiatives, including the Financial Task Force (FTF), and the Council-led Business Advisory Committee (BAC) and the Administration-led Real Estate Working Group (REWG)</i>	Q2 2021	Q4 2022	Corporate Planning & Financial Services	GM CFOD (Carla Male)
2. <i>Development Cost (Industry priority):</i>				
i. <i>Ensure the costs and benefits to the industrial sector of the off-site levy calculations and processes are considered in the Off-Site Levy Bylaw Review work</i>	Q4 2021	Q3/4 2022	Growth Funding & Investment	GM PD (Stuart Dalgleish)
ii. <i>Evaluate development standards for industrial areas for changes that may enable more cost-effective industrial development.</i>	Q3 2021	Q1 2023	Water Resource & Transportation	
D. Public Lands				
1. <i>Public Lands: Real Estate and Development Services continues to monitor the industrial land market in order to assess how The City can position its lands to achieve the goal of enabling development</i>	Q4 2021	Ongoing	Real Estate and Development Services	GM DCMO (Chris Arthurs)
E. Business Environment				
1. <i>Work with Calgary Economic Development (CED) and industrial stakeholders to increase Calgary's competitiveness and improve awareness of the city's advantages, including to help attract key industrial clusters and facilitate the incubation of new clusters.</i>	Q2 2021	February 2022	Growth Strategy	w/ Calgary Economic Development (CED)
F. Climate				
1. <i>Identify and evaluate opportunities to support industrial users in achieving their corporate commitment to sustainability and the city's climate mitigation and adaptation goals.</i>	Q2 2022	Q4 2022	Climate Team	GM PD (Stuart Dalgleish)



Citywide Growth Strategy: Industrial Action Plan – Completed Actions in 2021

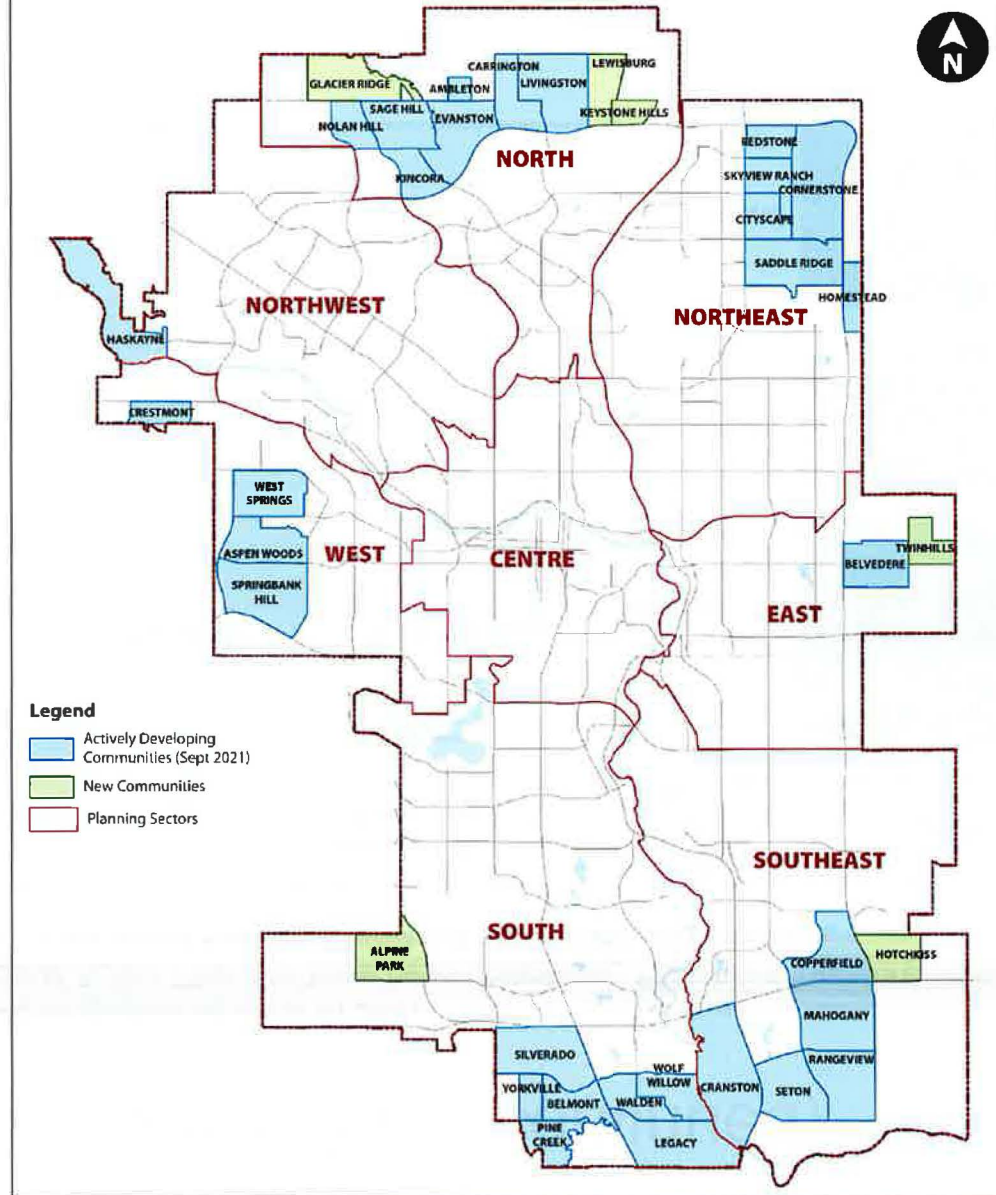
The following Actions were identified in the 2021 Industrial Action Plan and have been completed. They have therefore been removed from the revised 2022 Industrial Action Plan but are noted here as a record of completion and progress.

Actions	Next Milestone Date	Anticipated End Date	Lead Senior Management Role	Comments
A. Development Enabling Regulatory Improvements				
1. Streamlining Land Use Bylaw Industrial Districts <i>(industry priority)</i> i. With industrial stakeholders, pilot an Industrial Direct Control land use district that increases flexibility for industrial uses	Q2 2021	Q3 2021	Stuart Dalglish, GM PD	Completed August 2021
C. Cost				
2. Development Cost <i>(industry priority)</i> ii. Identify and review approvals, and fee structures that support the financial feasibility of industrial development	Q3 2021	Q4 2021	Stuart Dalglish, GM PD	Completed Q4 2021
D. Business Environment				
1. Inform the 2021 industrial work of the Business Advisory Committee (BAC), and leverage the BAC to advance necessary process improvement in support of the industrial sector to remain regionally competitive	Q3 2021	Q4 2021	Councillor Ward Sutherland	completed July 2021.



Actively developing and new communities

Actively Developing and New Communities – September 2021



Source: 2021 Citywide Growth Monitoring Report



Projected land supply for new and developing communities

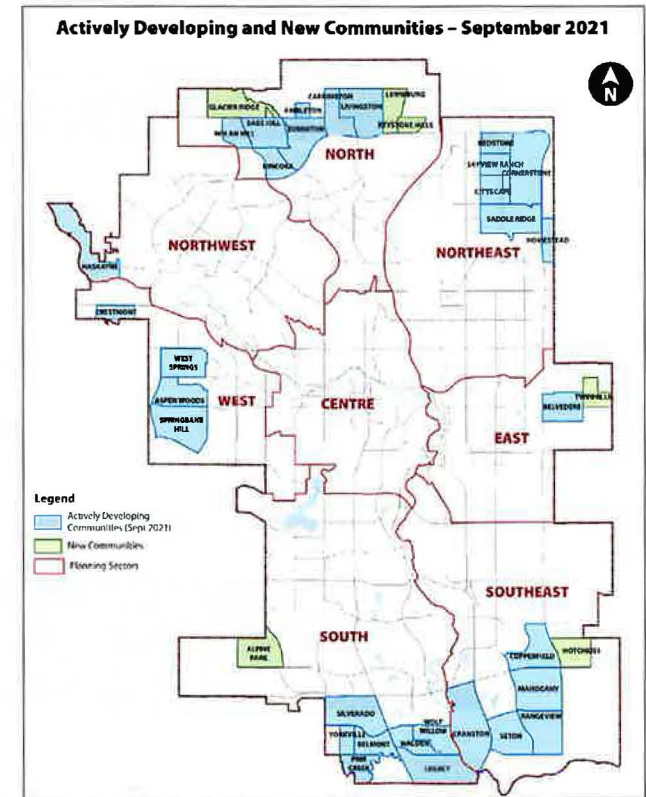
Sector	Units Applied For in 2021 (to September)	Serviced and Funded Land Supply (Hectares)	Years of Serviced and Funded Land Supply
North	1,493	1,191	18 to 25
Northeast	1,415	612	9 to 14
East	75	202	8 to 9
Southeast	1,279	1,028	15 to 22
South	1,119	1,200	16 to 23
West	598	203	8 to 12
Northwest	118	106	19 to 27
Total	6,097	4,542	15 to 20

Source: 2021 Citywide Growth Monitoring Report



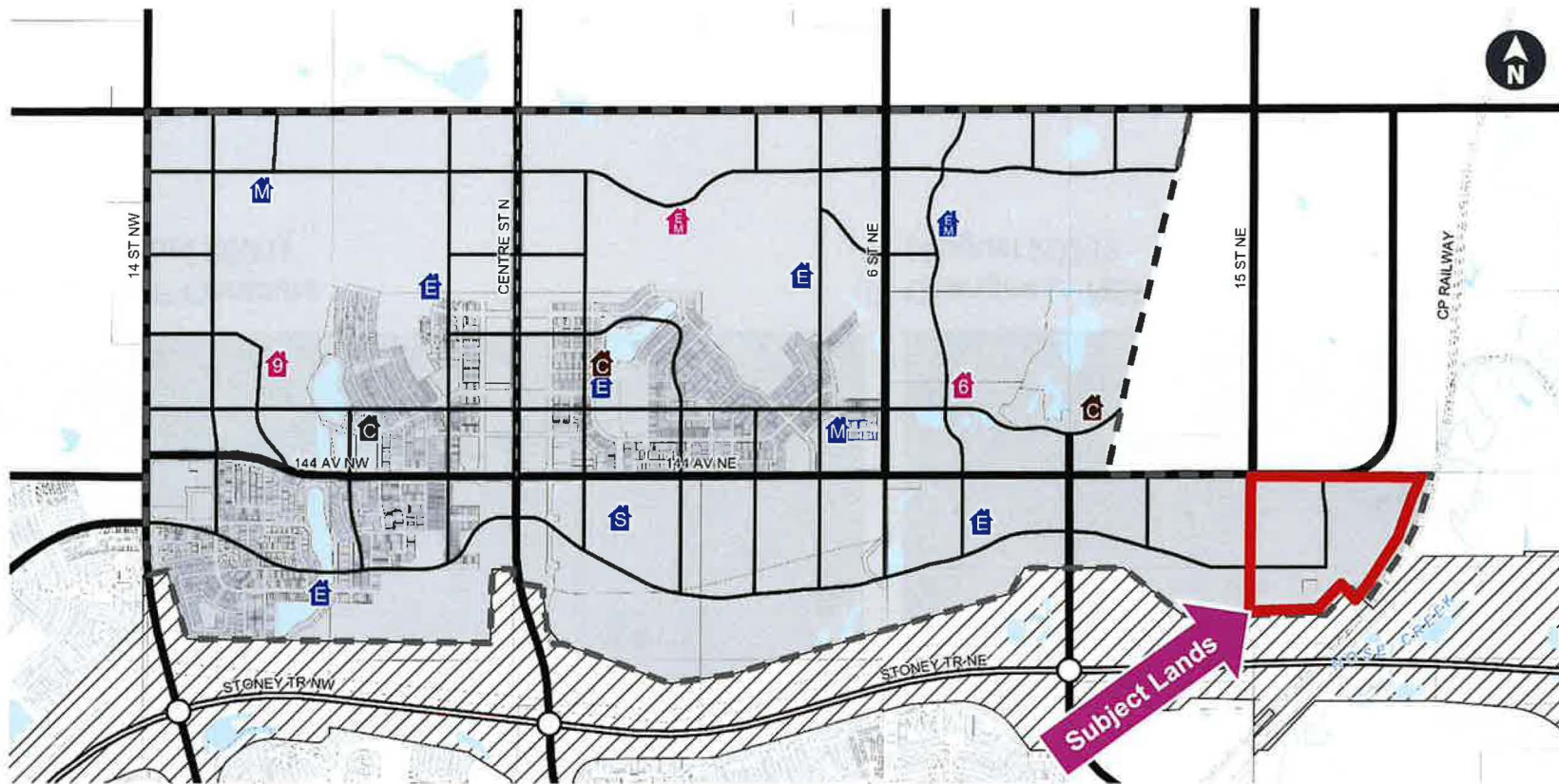
Jobs to Population Ratio

Sector	Jobs (2016)	Population (2019)	Jobs Population Ratio
Centre	297,265	202,097	147%
East	43,486	58,844	74%
North	20,119	164,437	12%
Northeast	116,777	188,618	62%
Northwest	53,745	175,736	31%
South	74,607	230,245	32%
Southeast	47,385	140,274	34%
West	31,644	125,460	25%





Proposed Joint Use Sites Map



Joint Use Sites

Legend

- | | | |
|---|--|-----------------------------|
| Transportation/Utility Corridor | CBE - Middle School | Skeletal Road |
| Plan Area | CBE - High School | Arterial Road |
| Community Centre | CCSD - Elementary/Middle Combined School | Urban Boulevard |
| CBE - Elementary School | CCSD - K-6 | Primary Collector/Collector |
| CBE - Elementary/Middle Combined School | CCSD - K-9 | Interchange |



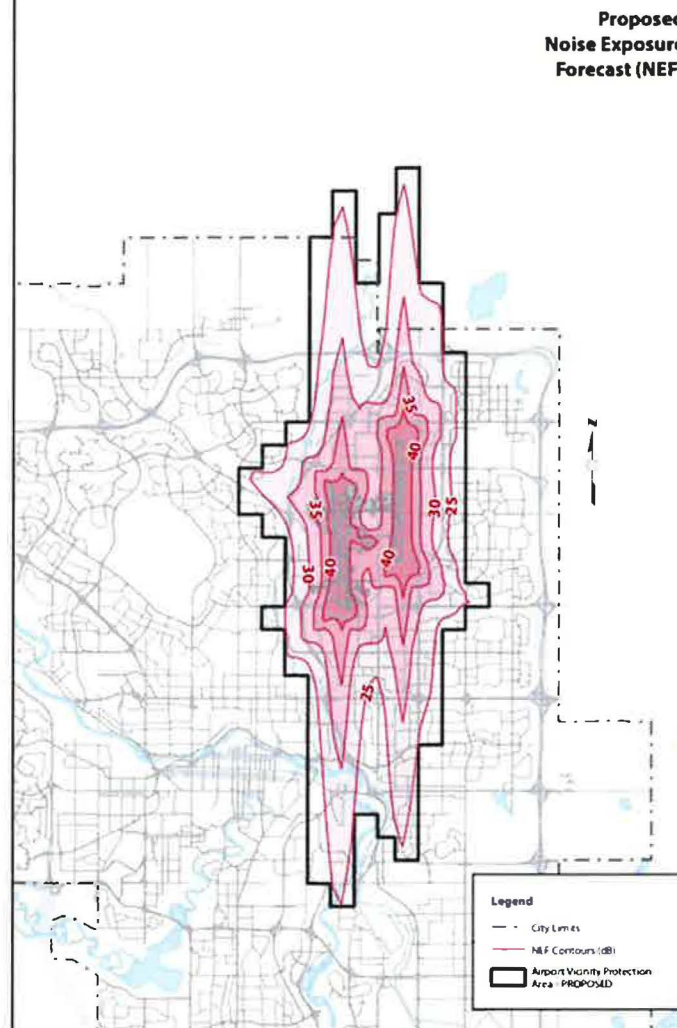
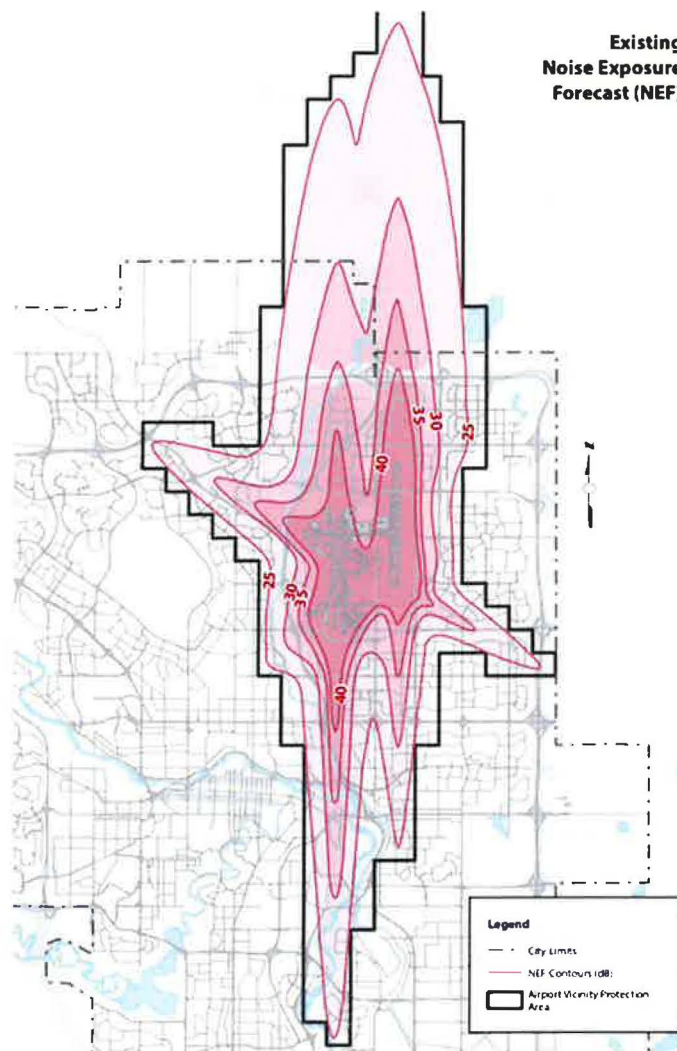
Previous NEF Contours
(prior to August 2021)



Changes to NEF Contours approved by the Province
(August 2021)



NEF contour changes



Source: 2021 Industrial Growth Strategy Consulting Report



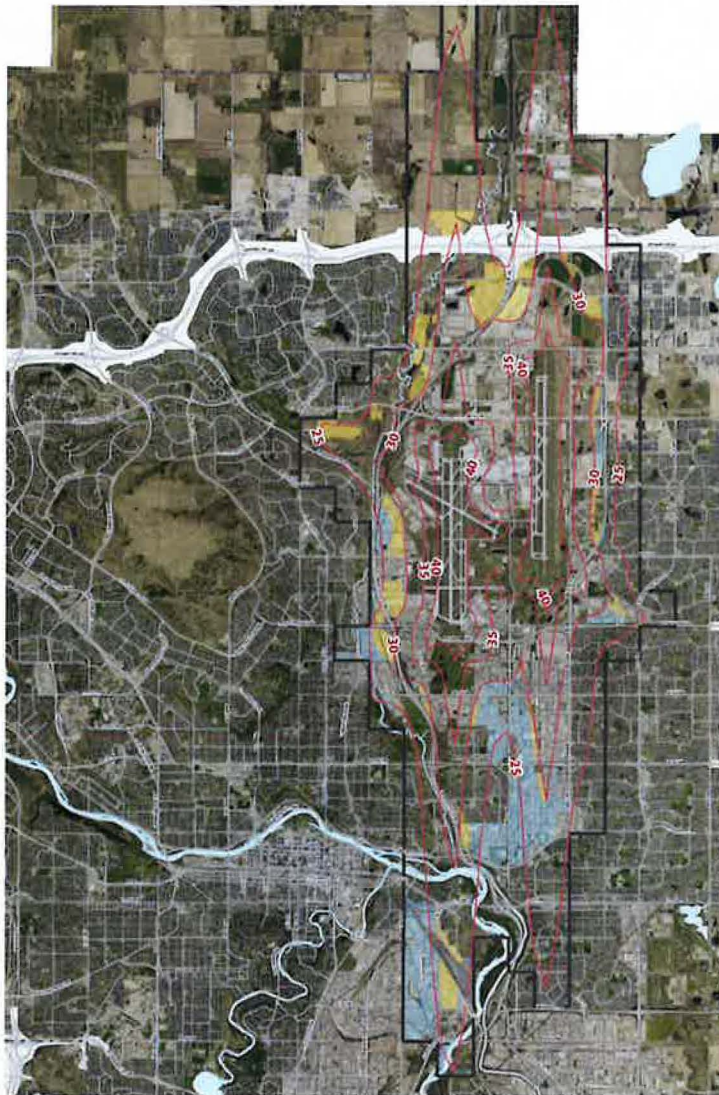
AVPA Regulation – Prohibited Uses

Land Uses	NEF 40+ area	NEF 35-40 area	NEF 30-35 area	NEF 25-30 area
Residences	✘	✘	✘	-
Schools	✘	✘	✘	-
Day cares	✘	✘	-	-
Clinics	✘	-	-	-
Medical care facilities	✘	✘	✘	-
Halls and auditoriums	✘	-	-	-
Places of worship	✘	-	-	-
Outdoor eating establishments	✘	-	-	-
Outdoor exhibition and fairgrounds	✘	✘	-	-
Outdoor spectator entertainment / sports facilities	✘	✘	-	-
Campgrounds	✘	✘	✘	✘

✘= prohibited use




NEF contour and industrial land impacts



NEF Contours and Industrial Land Supply Current vs. Prior to Aug 2021

Total Industrial Land < NEF 30 = **1432.32 ha**

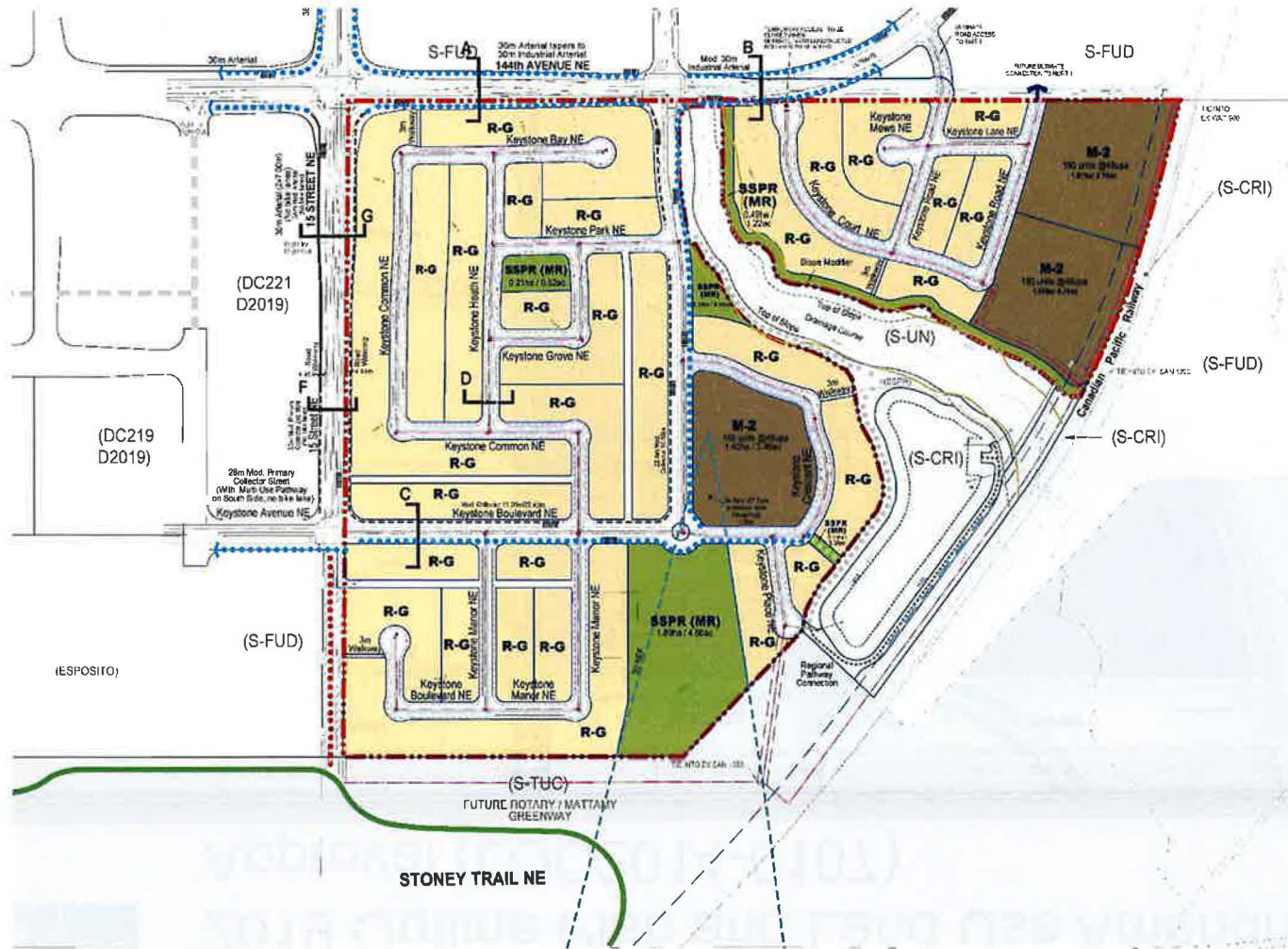
 Yellow areas represent industrial land moving from a more restrictive contour level to < NEF 30 = **587.66 ha**

 Blue areas represent industrial land remaining in < NEF 30 = **835.66 ha**



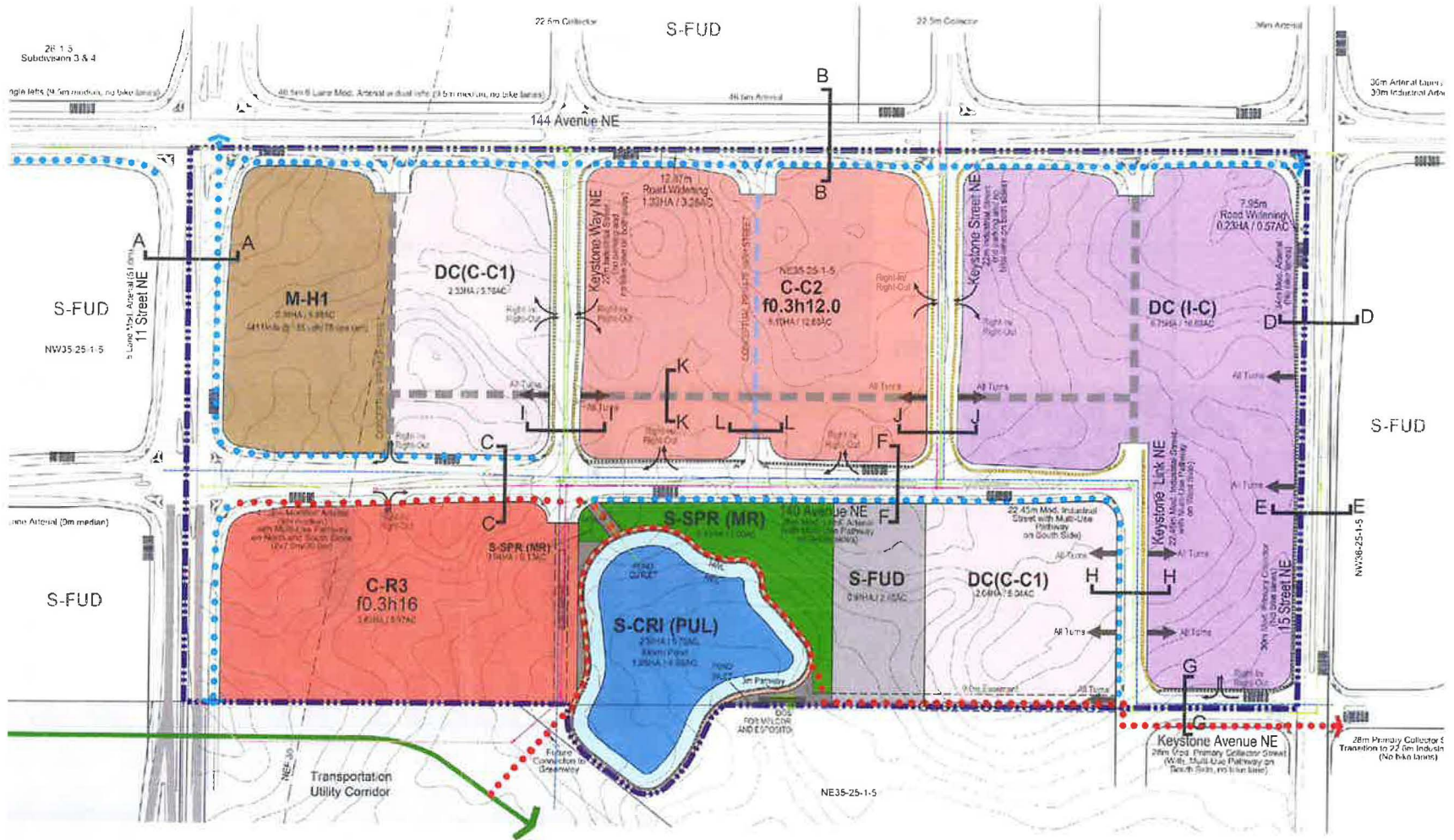


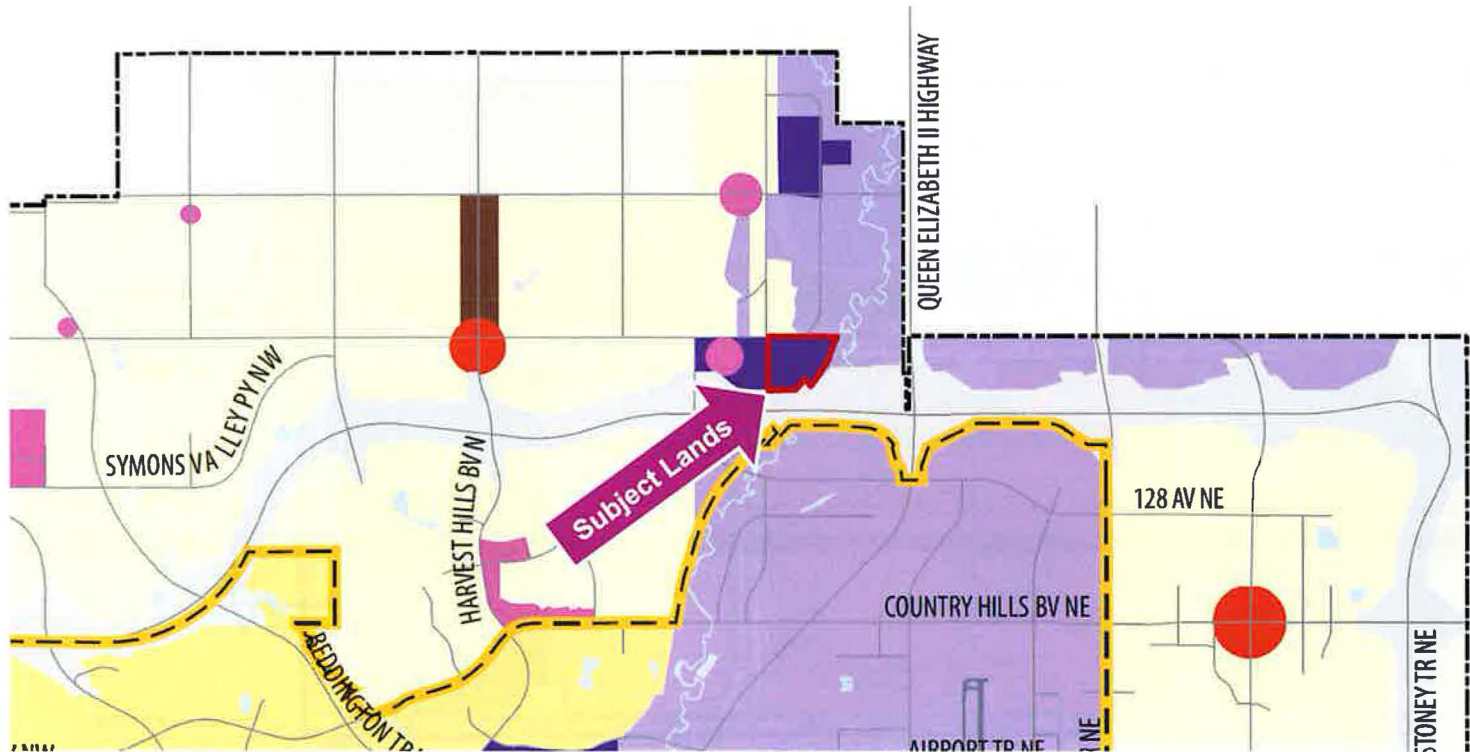
2021 Outline Plan and Land Use Amendment Application (LOC2021-0184)





2019 Outline Plan and Land Use Amendment Approval to the west (LOC2016-0234)





Urban Structure

(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Industrial - Employee Intensive
- Standard Industrial

Major Public Open Space

- Major Public Open Space
- Public Utility

Balanced Growth Boundary

- Balanced Growth Boundary



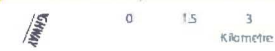
Hospital

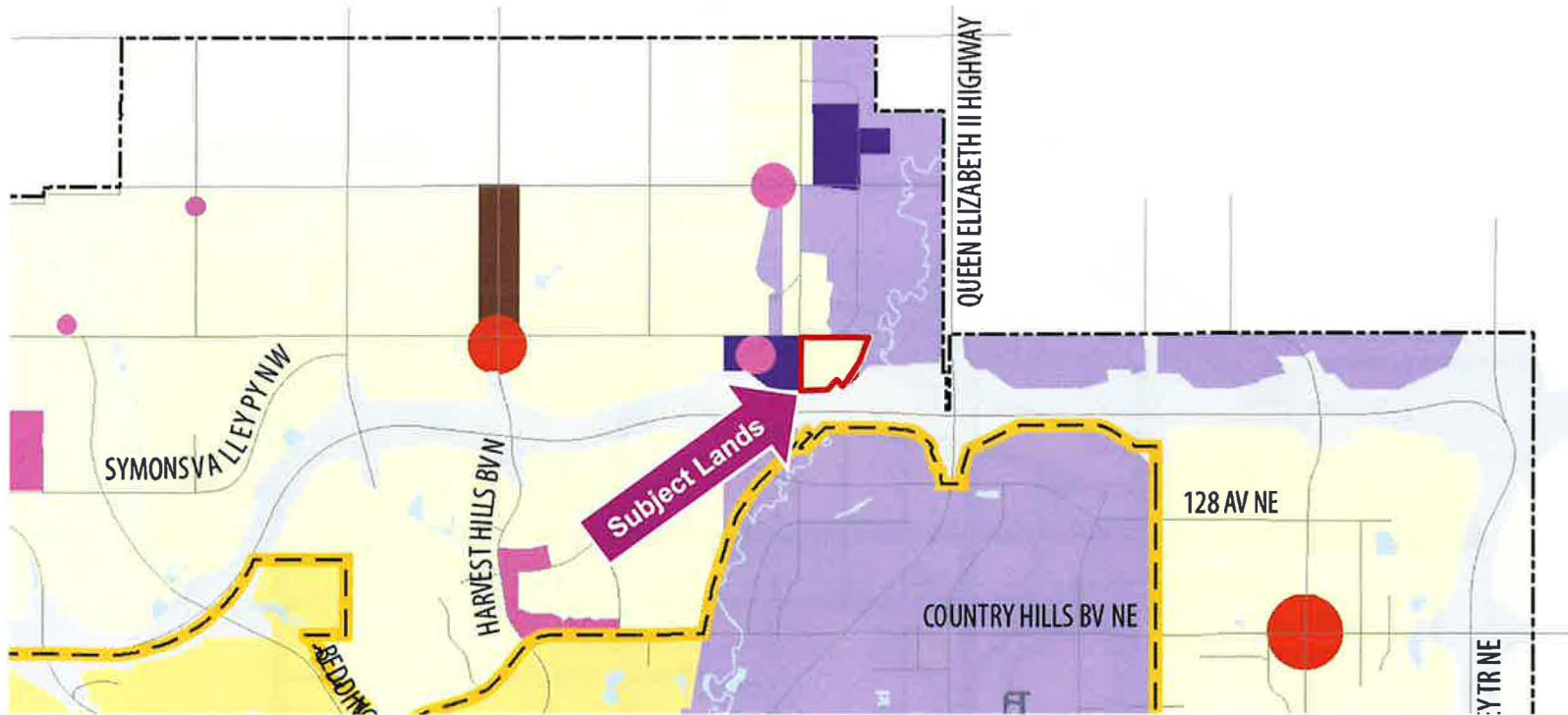


University

Transportation/Utility Corridor

City Limits





Urban Structure
(By Land Use Typology)

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- Major Activity Centre
- Community Activity Centre

Main Streets

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Industrial

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- Standard Industrial

Major Public Open Space

- Major Public Open Space
- Public Utility
- Balanced Growth Boundary

- H Hospital
- S University

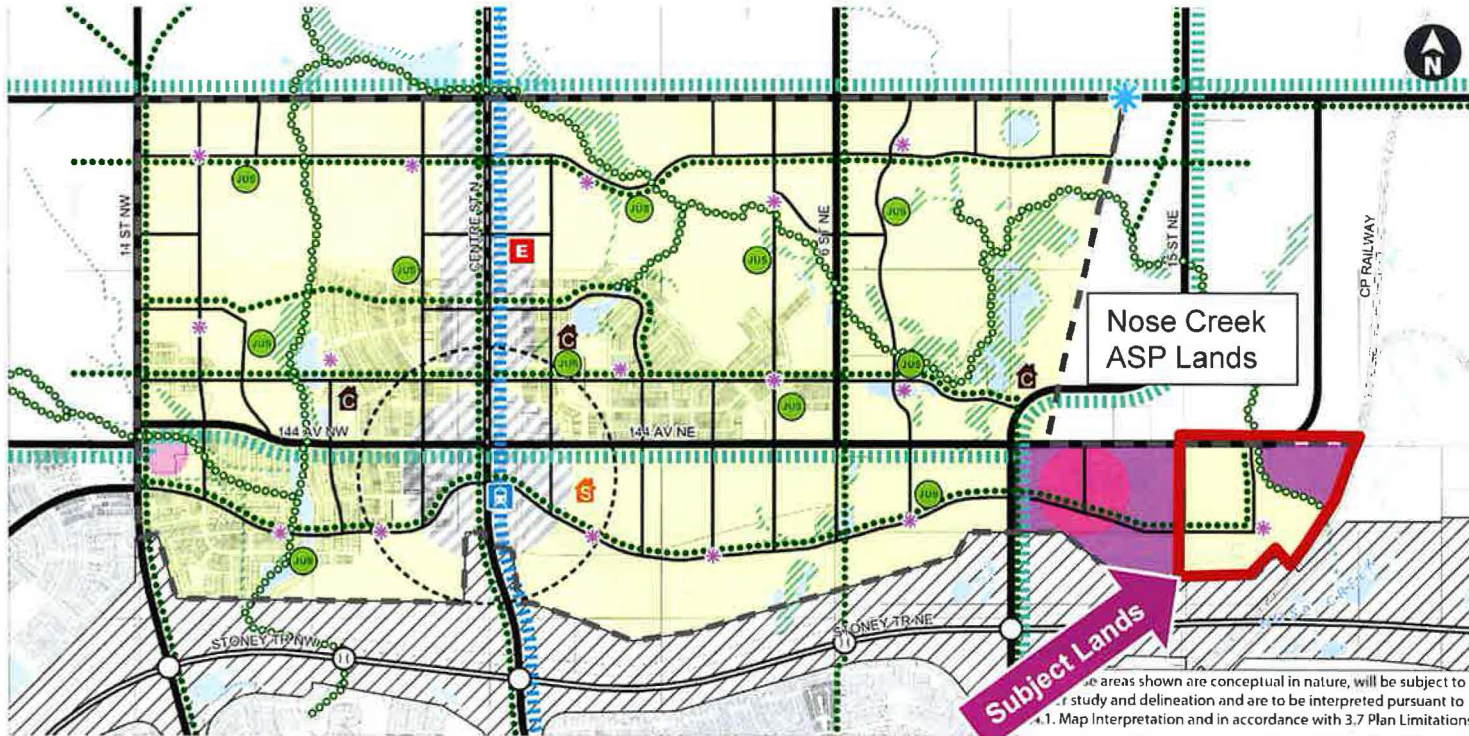
Transportation/Utility Corridor

City Limits



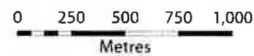


Keystone Hills ASP – Land Use Map (flexible land use policy example with ~ 80% Res. / 20% Ind.)



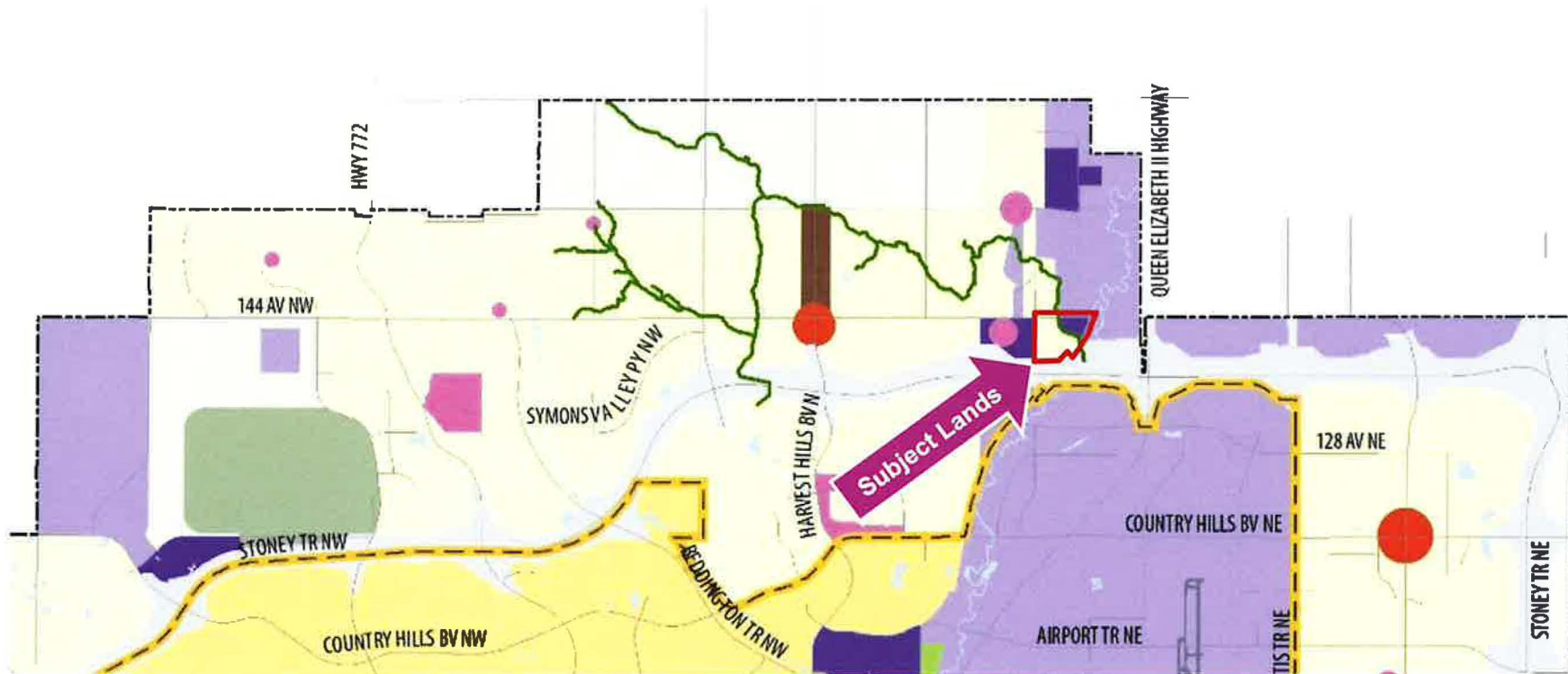
Map 5
Land Use Concept

- Legend**
- | | | |
|---|-------------------------------|-----------------------------|
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MDP – Urban Structure Map (flexible land use policy example with ~ 80% Res. / 20% Ind.)



Urban Structure
(By Land Use Typology)

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Industrial

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- Standard Industrial

Major Public Open Space

- Major Public Open Space
- Public Utility

Balanced Growth Boundary

- Balanced Growth Boundary

Hospital

- H Hospital
- S University

Transportation/Utility Corridor

City Limits

